

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, August 22, 2018, at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Vick Cox	Vice Chairman
Ashley Anderson	Commissioner
Eric Gilliland	Commissioner
Jason Parker	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Paula Wilbanks	Commissioner Alternate
Paul Slehta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above commissioners constituted a quorum with no Commissioner(s) absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Managing Director of Administration & Operations
Matthew Boyle	City of Grapevine Attorney
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

CALL TO ORDER

Chairman Shope called the meeting to order at 6 p.m. in the City Council Chambers.

OATH OF OFFICE

The Oath of Office for the Historic Preservation Commission was administered to reappointed Commissioners Anderson and Parker.

CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request

form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

Mr. R. Dale Hall, 994-B Shadybrook Drive, asked for more consideration and respect for the history and the people who had lived in each and every home, before tearing down any more homes.

WORK SESSION

Public Hearing Process, Appendix G

City Attorney Matthew Boyle reviewed the Commission procedure and protocol for the opening and closing, or continuation to a date certain, of the Public Hearing case and the importance of inquiring of others wishing to approach the podium to speak.

City Attorney Boyle addressed the Question and Answer session of staff recommendations, the applicant/owner presentation, and public statements for or against the case being heard. He then briefed the Commission on taking action with a motion followed by a second; explaining the deliberation process was for the Commission only, and gave several different scenarios to span different situations.

Attorney Boyle recommended to keep the process tight and clear; he then answered questions from the commission.

Staff Approved Certificates of Appropriateness as follows:

- #CA18-61 for property located at 840 East Wall Street;
- #CA18-79 for property located at 907 East Texas Street;
- #CA18-80 for property located at 846 East Worth Street;
- #CA18-81 for property located at 430 South Main Street;
- #CA18-82 for property located at 604 East Northwest Highway, Suite #101;
- #CA18-83 for property located at 736 East Wall Street;
- #CA18-86 for property located at 629 West College Street;
- #CA18-87 for property located at 129 South Main Street, Suite #110;
- #CA18-88 for property located at 412 East Franklin Street;
- #CA18-89 for property located at 424 South Main Street;
- #CA18-90 for property located at 426 South Main Street.

PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-74** open, as tabled from the July 25, 2018 meeting for the property located at 314 East Franklin Street, legally described as Block 30, E70'2 & 12' ALLEY, Grapevine, City of, Grapevine, Texas and take any necessary action.

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA18-74 was submitted on June 25, 2018 by the applicant Josh Archer of M. J. Wright Architects on behalf of property owners Allan and Rose Paxton to demolish the existing house and the contributing outbuilding at 314 East Franklin Street, the 1940 Yancey-Stark House. The house and outbuilding served as the home place for Mr. and Mrs. Robert Stark. #HL18-02 Historic Overlay was approved by unanimous vote at the July 25, 2018 meeting of the Commission. #CA18-74 for demolition of the house and outbuilding was tabled to the August 22, 2018 meeting to give the property owner the opportunity to consider other options.

The Historic Landmark Designation for the property included eight of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The original house contains a large living room, a dining/kitchen area, small den, one bedroom and a hall bath. A second bedroom and bath were later added to the rear of the house. The existing Stark outbuilding located at the rear of the property is a contributing structure to the City of Grapevine's Original Town National Register Historic District, 1998. The cultural and historic significance for the City of Grapevine as this is the place from which Mr. Stark broadcast to the Pitcairn Islanders for over two decades.

The house and outbuilding are in deteriorated condition. The house and contributing outbuilding require significant exterior restoration, foundation repairs and updating of electrical, plumbing and HVAC systems. The total living area of the Yancey-Stark House is 1,028 square feet and the original outbuilding is approximately 750 square feet. On August 10, 2018, City of Grapevine Development Director Scott Williams made a site visit and determined both structures could be classified as "dangerous buildings" by Chapter 7 of the Grapevine Code of Ordinances, and ordered to be repaired or demolished by the Building Official.

Historic Preservation staff contacted H.D. Snow House Moving, Inc., who determined the outbuilding could be lifted, repaired and placed on a new foundation. He provided an estimate as to the cost of this work.

Historic Preservation staff contacted Historic Preservation Architect Gary Skotnicki, founding partner of ArchiTexas with 40 years of historic preservation experience, who made a site visit and photographed the structures. Mr. Skotnicki has determined the house could provide a useful shell for an expanded residence; the pier and beam foundation with repair could be brought up to a level condition; all mechanical, electrical and plumbing systems could be replaced, meeting present day standards. The house could be re-sided, new wood windows installed and interior ceilings could be vaulted. The structure shell reuse would offer a cost savings to the building project on a per square foot basis.

Mr. Skotnicki determined the outbuilding could be lifted and placed on a new foundation in its current location. The outbuilding could be connected to the house or to a new one-

car garage with a freestanding covered walkway, allowing for a new use related to the main house.

On Friday, August 17, 2018 a meeting was held by staff at the CVB Headquarters building with the applicant, their builder and architect; Scott Williams, Building Official; Sean Shope, HPC Chairman and David Klempin, Historic Preservation Officer to present this information. Discussion followed on the deteriorated conditions of the house and outbuilding, costs for lifting and restoring the buildings. The eight points of the historic significance to the history of the City of Grapevine were addressed. The discussion resulted in a preservation plan being developed for the property. The preservation plan was presented as:

1. Removal of the two outbuilding additions, lifting and restoring the original 20 feet by 20 feet radio building in its original location on to a new foundation;
2. Construction of a new detached garage building to the west of the radio building, and restore the driveway to its original location;
3. Demolition of the Stark house;
4. Construction of a new house replicating the exterior appearance, with the 25 feet front yard setback of the original house. The street scape view would remain largely the same as today, but with the house shifted to the east. The house would be clad in #105 wood siding to match the siding of the original house and outbuilding.

A revised site plan reflecting the preservation plan of the August 17, 2018 meeting was presented for the Commission's review.

The proposed house would contain 1,968 square feet of living area plus the restored original 400 square foot radio outbuilding, totaling 2,368 square feet; within the 3,400 square foot living area as per the Preservation Ordinance. (The new covered porch addition of 68 square feet, covered terrace of 273 square feet and the breezeway of 164 square feet are not to be included in the maximum square feet allowed by the Preservation Ordinance.) The new detached garage and shop building to be 500 square feet. The total size of the house, restored radio outbuilding and new garage with shop is 2,868 square feet, within the maximum of 4,100 square feet allowed by of the Preservation Ordinance. Building height is 14.5 feet. The property lot size is 9,430 square feet and the building coverage would be 35.76%, (maximum 40% lot coverage).

RECOMMENDATION:

Staff recommends the Historic Preservation Commission to **approve with conditions** Certificate of Appropriateness #CA18-74 to:

1. Demolish the original 1940 Yancey-Stark House;
2. Demolish the additions at each end and restore the original outbuilding in its original location at the rear of the property; as it is a contributing structure to the Original Town National Register Historic District;

3. Construct a new one-story house replicating the style of the original house; and
4. Construct a new garage and shop in the rear yard, to the west of the original outbuilding.

Historic Preservation staff recommended to **approve with conditions** Certificate of Appropriateness #CA18-74 to demolish the original 1940 Yancey-Stark House; demolish additions at each end and restore the existing radio outbuilding in its original location at the rear of the property, as it is a contributing structure to the Original Town National Register Historic District; construct a new one-story house replicating the style of the original house; construct a new garage and shop to the west of the original radio outbuilding; as per the attached plans with the conditions all exterior materials including roofing, siding and trim, doors, windows, and light fixtures be staff approved under a separate Certificate(s) of Appropriateness and a building permit is obtained from the Building Department.

Discussion followed between the Commission and Mr. Paxton and then the applicant, Josh Archer.

CITIZEN COMMENTS

Melva Stanfield, 318 Pebble Brook Drive, agreed with Mr. Hall's comments saying it could have been her late husband's comments; she asked the Commission to stand their ground and follow the Preservation Ordinance to save this house.

Frances Jensen, 4331 Country Lane, said the homes in the National Register District have a story; and replicating is not the same as the real thing, please save the house.

Deborah Fiffick, 324 East Franklin, spoke for the applicant to demolish the house and build a new structure.

Curtis Ratliff, 220 Blevins Street, said replicas do not respect the ordinance; we need to follow the guidance of former Chairman Burl Gilliam who walked the walk of preservation as a building owner.

Linda Ratliff, 220 Blevins, asked who buys in the Historic District and does not know what they are buying; then goes to HPC to tear down?

Rose Paxton, P.O. Box 1305, Red Oak, Texas, said when Grapevine property comes on the market it sells fast, saying she never wanted an old house.

Margaret Telford made the motion to close the public hearing for #CA18-74; Ashley Anderson seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Parker, Telford and Voelker)

Absent: None

Nays: None

Commissioner Parker noted there are funds available in the Grapevine Township for revitalization projects.

Scott Williams, Director of Building Services was brought forward for comments, he said the Building Department does not specify whether a building be demolished or repaired; the point is that it must comply with the building code to insure the safety of the public.

Commissioner Eric Gilliland noted the importance of the property contributing to the National Register and the eight of 12 points to sanction Historic Landmarking. Commissioner Anderson noted the significant consideration applauding the efforts of all coming from far apart with staff recommending from denial to approval.

Chairman Shope called for a motion. Ashley Anderson made the motion to approve #CA18-74 with conditions as presented; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 4 (Shope, Anderson, Parker and Voelker)

Absent: None

Nays: 3 (Cox, Gilliland and Telford)

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MINUTES

Chuck Voelker made the motion to approve the minutes of the July 25, 2018 meeting as reported; Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Anderson, Gilliland, Parker, Telford, and Voelker)

Absent: None

Nays: None

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ADJOURNMENT

Eric Gilliland made the motion to adjourn the meeting; Chuck Voelker seconded the motion, which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Parker, Telford and Voelker)

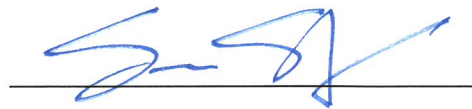
Absent: None

Nays: None

The meeting adjourned at 7:37p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 24TH DAY OF OCTOBER 2018.

APPROVED:



CHAIRMAN

ATTEST:



SECRETARY